

REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: APRIL 19, 2005

- CALL TO ORDER

MINUTES:

PRESENT: COUNCILMAN WOLFSON and COUNCILWOMAN TARKANIAN

Also Present: DEPUTY CITY MANAGER STEVE HOUCHENS, DEPUTY CITY ATTORNEY TERESITA PONTICELLO, REAL ESTATE AND DEPUTY DIRECTOR JOHN McNELLIS, and DEPUTY CITY CLERK YDOLEENA YTURRALDE

- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge

Court Clerk's Office Bulletin Board, City Hall Plaza

Las Vegas Library, 833 Las Vegas Boulevard North

Clark County Government Center, 500 S. Grand Central Parkway

Grant Sawyer Building, 555 E. Washington Avenue

(3:04)

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AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: APRIL 19, 2005**

DEPARTMENT: ADMINISTRATIVE**DIRECTOR: DOUGLAS A. SELBY**☐ **CONSENT**☒ **DISCUSSION****SUBJECT:****REPORT FROM REAL ESTATE COMMITTEE - CM WOLFSON AND CW TARKANIAN**

Discussion and possible action on the proposed Floyd Lamb State Park Transfer Agreement with the Nevada Division of Lands, located south of Moccasin Road and north of Grand Teton, to the City of Las Vegas - Ward 6 (Mack)

Fiscal Impact:☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

While this Agreement is fiscally neutral in the first two years, starting with the third year staff estimates annual fiscal impact to be \$700K to \$1,000K annually. The Nevada Divisions of State Parks and State Lands were directed by Governor Guinn and authorized by Nevada State Senate Bill 444 and Assembly Bill 287 to enter into negotiations with the City of Las Vegas regarding the transfer of Floyd Lamb State Park. Council at its regular meeting on December 3, 2003 directed staff to meet with the State Division of Lands and Parks to develop a proposed agreement for the transfer of the Park. City staff has met with the state staff and developed a proposed transfer agreement that is subject to Gubernatorial and Legislative review.

RECOMMENDATION:

Staff will follow direction of City Council.

BACKUP DOCUMENTATION:

Proposed Floyd Lamb State Park Transfer Agreement

MOTION:

COUNCILWOMAN TARKANIAN recommended Item 1 be forwarded to the Full Council with a NO recommendation. COUNCILMAN WOLFSON concurred.

MINUTES:

COUNCILMAN WOLFSON declared the Public Hearing open.

CHRIS KNIGHT, Director of Administrative Services, explained the agreement transfer of Floyd Lamb State Park to the City of Las Vegas is a little under 2,000 acres of land. The City agrees to honor all leases and easements that exist at the time of the transfer for the full duration allotted. The real estate transfer will exempt ten acres of State owned land, which will remain in ownership by the State because there is a nursery on the site that they would like to retain, including all water rights for the well. The remaining water rights will go to the City of Las Vegas.

There is a restriction to be used for passive recreation and would apply only to a 60-acre course site that has been agreed upon by City and State staff. The city will retain and maintain the cultural character of the 60-acre core area which is the improved area containing historic buildings, picnic areas, fishing ponds, and parking areas. The City will work with the State to conduct a public planning process to

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MINUTES - Continued:

determine the needs and development of the remaining portions of the State owned lands outside the 60-acre core area and the BLM lands. This will benefit future development within the confines of the northwest open space plan. There will be a two-year transition period to allow the City a transition period for accepting the operation and maintenance of the facility.

COUNCILWOMAN TARKANIAN stated the project is wonderful for the City but expressed concern for the costs to maintain such a facility when the State had difficulty with the cost of maintenance. She inquired about the deterioration of the land. MR. KNIGHT stated the City had applied in Round 6 of the Funding Proposals to get \$3.5 million to bring the facilities up to speed. The park's trails and natural area subcommittee was not receptive to funding the request however, if the City owned Floyd Lamb State Park it would greatly enhance the chance of the City obtaining those additional necessary funds. MR. KNIGHT clarified for COUNCILMAN WOLFSON that the agreement began negotiations in 2003 and discussions of development for the agreement between COUNCILMAN MACK and GOVERNOR GUINN have carried on throughout 2005.

No one appeared in opposition.

COUNCILMAN WOLFSON declared the Public Hearing closed.

(3:03 - 3:09)

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AGENDA SUMMARY PAGE
REAL ESTATE COMMITTEE MEETING OF: APRIL 19, 2005

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

☐ **CONSENT**

☒ **DISCUSSION**

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Wolfson and Councilwoman Tarkanian

Discussion and possible action regarding a First Amendment to the Purchase and Sale Agreement between the City of Las Vegas and RLT Corporation for the sale of a 1.1-acre parcel located at the southwestern corner of Wheeler Peak and Martin L. King Boulevard in the Enterprise Park to adjust the purchase price to accommodate a Right-of-Way Dedication (\$11,215.80 - Industrial Revenue Fund) - Ward 5 (Weekly)

Fiscal Impact:

☐

No Impact

Amount:

\$11,215.80

☒

Budget Funds Available

Dept./Division:

OBD/Economic Development

☐

Augmentation Required

Funding Source:

Industrial Revenue Fund

PURPOSE/BACKGROUND:

The City of Las Vegas needs 2,077 square feet of land at the southwestern corner of Wheeler Peak and Martin L. King Boulevard for a Right-of-Way Dedication for accommodating the Martin L. King Boulevard widening project. Approval of this First Amendment will adjust the purchase price from \$258,595 to \$247,379.20, which shall result in the City paying RLT Corporation a credit of \$11,215.80 for the purchase of the site. Upon payment to escrow, a Grant Deed will be recorded to accomplish the Right-of-Way Dedication.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. First Amendment to the Purchase and Sale Agreement between City of Las Vegas and RLT Corporation
2. Disclosure of Principals
3. Site Map

MOTION:

COUNCILWOMAN TARKANIAN recommended Item 2 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WOLFSON concurred.

MINUTES:

COUNCILMAN WOLFSON declared the Public Hearing open.

SCOTT ADAMS, Director, Office of Business Development, stated the item is an adjustment to the purchase price on a parcel that was sold to the RLT Corporation and the Enterprise Park for the development of a new training facility. At the time the parcel was sold, the right-of-way needs for Martin Luther King Boulevard were unknown and now that that information has been determined, the escrow remains open. The amount to be adjusted is 2,077 square feet at the original purchase price of \$5.40 for a total credit of \$11,215.80. He recommended approval.

No one appeared in opposition.

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MINUTES - Continued:

COUNCILMAN WOLFSON declared the Public Hearing closed.

(3:09 - 3:11/3:12 - 3:13)

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RECESSED: 3:11 - 3:12 (Equipment failure)

AGENDA SUMMARY PAGE
REAL ESTATE COMMITTEE MEETING OF: APRIL 19, 2005

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Wolfson and Councilwoman Tarkanian

Discussion and possible action to transfer the Las Vegas Technology Center Common Areas, located at the intersection of Tenaya Way and Prairie Falcon Road, from the City of Las Vegas to the Las Vegas Technology Center Owners Association (LVTCOA) as required by the Operating Agreement approved by the City Council on March 1, 1995, as amended - Ward 4 (Brown)

Fiscal Impact:

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

The Operating Agreement as amended between the City and the LVTCOA requires the City to transfer the Common Areas to the LVTCOA at the end of the term of the operating agreement by way of a Quit Claim Deed.

RECOMMENDATION:

Authorize execution of the Quit Claim Deed transferring the Las Vegas Technology Center Common Areas to the LVTCOA.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Operating Agreement as Amended
3. Quit Claim Deed
4. Disclosure of Principals
5. Site Map

MOTION:

COUNCILWOMAN TARKANIAN recommended Item 3 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WOLFSON concurred.

MINUTES:

COUNCILMAN WOLFSON declared the Public Hearing open.

SCOTT ADAMS, Director, Office of Business Development, explained the City was the original owner and developer of the Las Vegas Technology Center and during that time, common areas were established. The original Operating Agreement approved in 1995 stated that once the City no longer occupied the Technology Center, the common areas would automatically transfer to a property owner's association. The Operation Agreement contemplated the transfer to take place in March 2005, but as the owner's association was not ready to accept the transfer, the agreement was amended to take place no later than May 1, 2005. This authorizes what the City has already agreed to under the original Operating Agreement; therefore, MR. ADAMS recommended approval.

No one appeared in opposition.

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MINUTES - Continued:

COUNCILMAN WOLFSON declared the Public Hearing closed.

(3:13 - 3:15)

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AGENDA SUMMARY PAGE

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CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE COMMITTEE. NO SUBJECT MAY BE ACTED UPON BY THE COMMITTEE UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

MINUTES:

There was no discussion.

(3:16)

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THE MEETING ADJOURNED AT 3:16 P.M.

Respectfully submitted:

YDOLEENA YTURRALDE, DEPUTY CITY CLERK

April 19, 2005